

Planning and Heritage Advisory Committee

Monday 22 April 2024



Agenda

1. Introductions
2. Acknowledgment of Country
3. Apologies, Disclosure of Interests
4. Confirmation of Minutes
5. Workshop: Draft Inner West Development Control Plan
6. Strategic Planning Projects update
7. AOB



Acknowledgement of Country

Inner West Council acknowledges the traditional Aboriginal custodians of this land, their living culture and unique role in the life of this region. We pay our respects to Elders past, present and future.

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3. Apologies and Disclosure of Interests



4. Confirmation of Minutes

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5. Workshop: Draft Inner West Development Control Plan



Inner West DCP

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Background

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History

- Inner West LEP 2022 combined:
 - Ashfield LEP 2013
 - Leichhardt LEP 2013
 - Marrickville LEP 2011



Inner West Local Environmental Plan 2022

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, under the *Environmental Planning and Assessment Act 1979*, section 3.20, adopt the mandatory provisions of the *Standard Instrument (Local Environmental Plans) Order 2006* and prescribe matters required or permitted by that Order so as to make a local environmental plan as follows.

AMANDA HARVEY

As delegate for the Minister for Planning

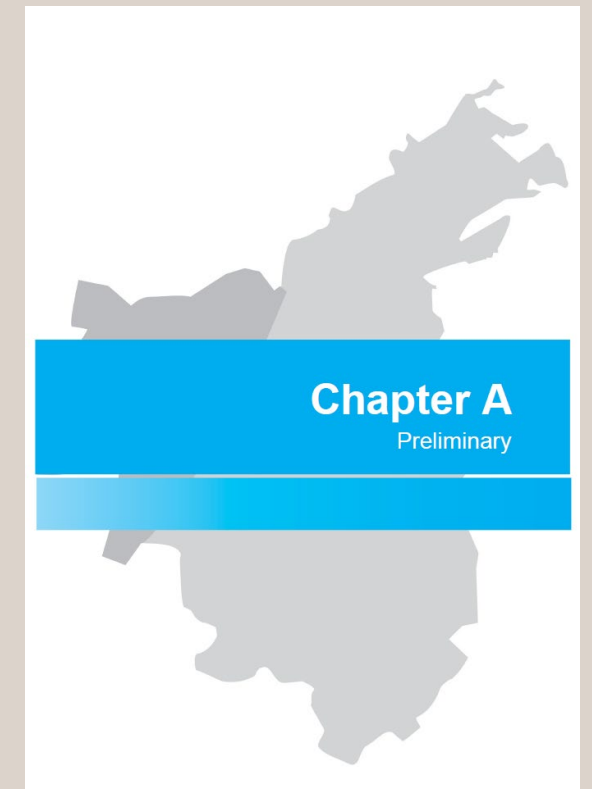
Inner West DCP



Marrickville DCP 2011



Leichhardt DCP 2013



Ashfield DCP 2016

What is the difference between a Development Control Plan (DCP) and a Local Environment Plan (LEP)?

- LEP has legal status
- DCP
 - supports the provisions in the LEP
 - objectives and controls to guide future development outcome



Principles in developing the DCP

- Easy to use
- Clear and concise
- Use of active voice
- Cohesive and consistent
- Aligns with planning instruments (SEPPs and Inner West LEP)



Initial questions

- Are there any clauses in the current DCPs that you love and why?
- Please identify any clauses in the current DCPs that you have difficulties with or would like amended.
- Are there any topics that are not covered in the current DCPs that should be included in the Inner West DCP?



What we heard ...



Sustainability



Heritage



Residential flat
buildings



Planning
precincts



Parking, access
and transport

Sustainability in the DCP

The development control plan ...

- ✗ Can't require higher standards for BASIX affected buildings (except via LEP incentives)
- ✓ Can incentivise net zero requirement for dwellings
- ✓ Can set requirements for renovations less than \$50k
- ✓ Can include controls for non-residential development



Apartment Design Guide

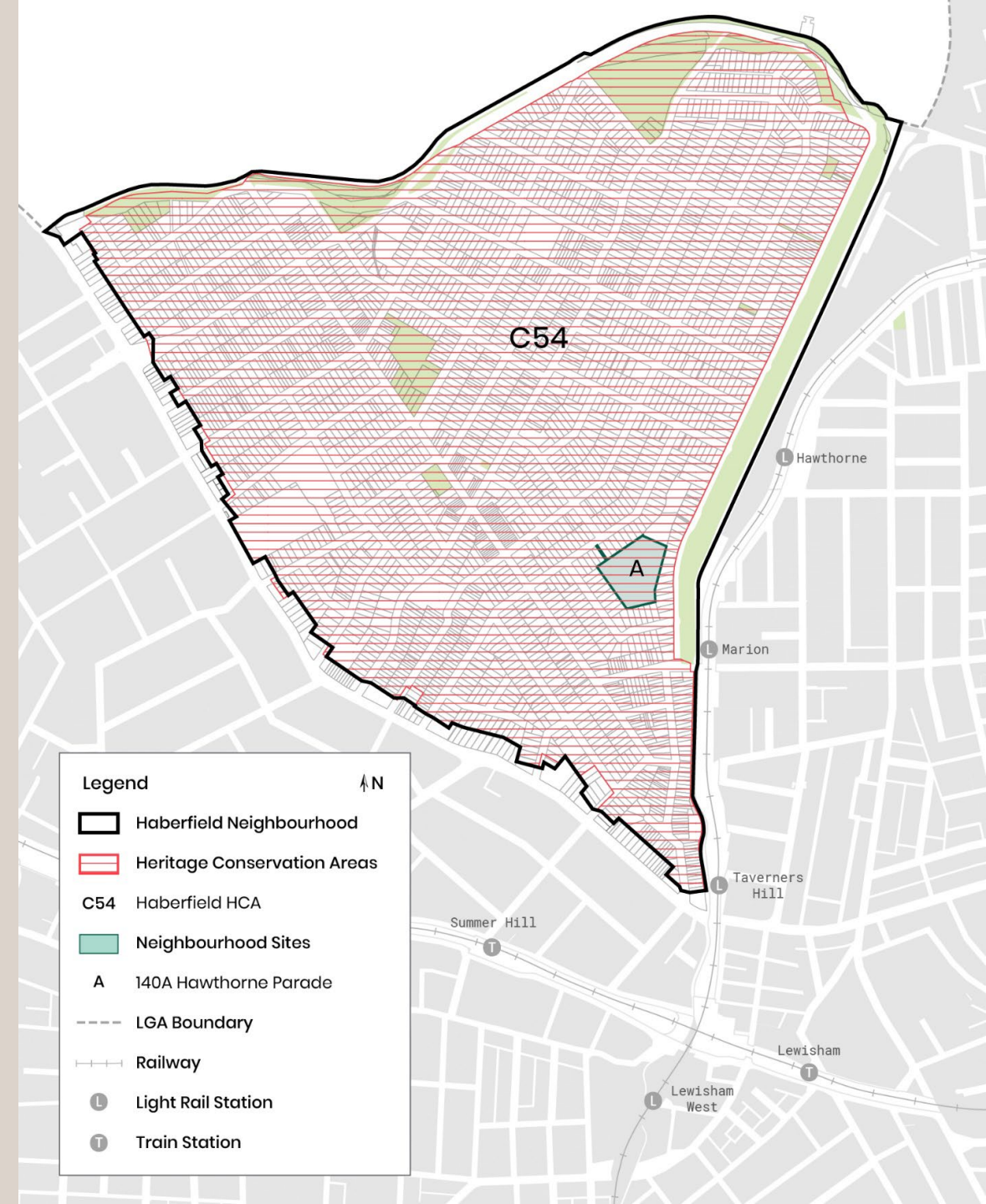
- Controls in the DCP can't conflict with the Apartment Design Guide
 - e.g. deep soil planting
- Dwelling mix will be updated to support diverse household types

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Planning precincts

- The DCP will include chapters with site specific objectives and controls
- Haberfield Neighbourhood DCP was endorsed by Council on April 9



Legend

- Haberfield Neighbourhood
- Heritage Conservation Areas
- C54 Haberfield HCA
- Neighbourhood Sites
- A 140A Hawthorne Parade
- LGA Boundary
- Railway
- L Light Rail Station
- T Train Station

Affordable and social housing

- Affordable Housing Contribution schemes
- Provision of social housing is a State government matter
- Council identified opportunity sites and met with local community housing providers

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Heritage

Controls exist to protect:

- Heritage Conservation Areas
- Heritage items
- Contributory and period buildings

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Group Discussion

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6. Strategic Planning Projects update

NSW Government Housing Reforms

Project	Status
Transport Oriented Development (TOD) SEPP – Marrickville, Dulwich Hill, Ashfield and Croydon station precincts	<p>State Government has deferred new controls for Marrickville, Dulwich Hill, Ashfield and Croydon stations (6 storeys within 400m radius of station), to allow Council to prepare own strategic planning.</p> <p>Council work must meet or exceed TOD controls for these areas.</p> <p>Work must be completed for Marrickville, Dulwich Hill and Ashfield by December and for Croydon by January.</p> <p>Council seeking clarification on parameters including what must be delivered by then.</p>
TOD Precinct Planning - Bays West	<p>Department of Planning, Housing and Infrastructure leading this project. Community consultation by mid year and finalisation by November</p> <p>No clarification yet on extent of precinct (currently 1.2km radius around metro)</p>
Diverse and Well-located Homes	<p>Council understands Department will hold discussions with councils in May on potential policy refinements</p> <p>Finalisation in mid year</p>



6. Strategic Planning Projects update

Council projects

Project	Status
Public Domain Plans – King Street/Enmore, Marrickville Town Centre and Dulwich Hill Village	Community engagements completed. To be considered by Council in late 2024
'Main Streets Program' Pedestrianisations – Hancock Lane, Rozelle; & London/Simmons Streets Enmore Renewals – Peace Reserve, Newtown; Caves Lane, Dulwich Hill; & Ashfield Town Hall Square	Hancock Lane – construction to begin shortly Peace Reserve – construction to begin shortly London/Simmons Streets – awaiting approval of Traffic Management Plan by TfNSW Caves Lane and Ashfield Town Hall Plaza – preparing design plans
InnerWest@40 proposals	Adopted by Council in March. Referred to TfNSW for support and funding assistance
Iron Cove Creek Masterplan	Adopted by Council at 9 April meeting. \$500k allocated in funding and endorsement to prepare grant submissions to Federal & State agencies
Site-specific DCP amendments – Haberfield (140a Hawthorne Parade)	Council adopted DCP amendments at 9 April meeting.
Planning Proposal – Heritage Pubs	On exhibition until 30 April. Engagement outcomes report to Council to follow. Gateway requires this to be completed by November.
Draft Blue-Green Grid Strategy (incl Implementation Plan)	Adopted December. Draft DCP provisions under preparation
Draft Planning Proposal – Residential Heritage	Still under review post-early engagement.
Future Special Entertainment Precincts	Preliminary consultation completed. Engagement outcomes report to Council in June.

7. AOB

- Remaining meetings for this term: 24 June and 5 August (rescheduled from 26 August)
 - Ideas for future discussions?
- Next Meeting – Monday 24 June



Thank you

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